



Architectural Review Board

Meeting Minutes

June 10, 2019

7:00 p.m.

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:01 p.m.

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Francis Strahler	Present
Mr. Jonathan Iten	Present
Mrs. Jim Brown	Present
Mr. E.J. Thomas	Present
Mr. Andrew Maletz	Present
Ms. Sarah Briggs	Absent
Mr. Matt Shull	Absent

Staff members present: Steven Mayer, Development Services Manager; Chris Christian, Planner; and Josie Taylor, Clerk

Mr. Hinson called for an action on the minutes from of the May 13, 2019.

Mr. Iten noted a correction to be made on the spelling of his name from "Item" to "Iten" on page 3, second paragraph of the minutes.

Moved by Mr. Thomas, seconded by Mr. Brown to approve the May 13, 2019 meeting minutes. Upon roll call: Mr. Thomas, yea; Mr. Brown, yea; Mr. Iten, yea; Mr. Strahler, yea; Mr. Hinson; yea; Mr. Maletz, yea. Yea, 6; Nay, 0; Abstain, 0. Motion passed by a 6-0 vote .

Mr. Hinson asked for any corrections or additions to the agenda.

Mr. Christian stated none from staff.

Mr. Hinson asked if there were any visitors for items not on tonight's agenda. (No response).

Moved by Mr. Maletz, seconded by Mr. Iten to accept the staff reports and related documents into the record. Upon roll call vote: Mr. Maletz, yea; Mr. Iten, yea; Mr. Hinson, yea; Mr. Strahler, yea; Mr. Brown, yea; Mr. Thomas, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

Mr. Hinson swore to truth those wishing to speak before the Board.

ARB-44-2019 Certificate of Appropriateness

Certificate of Appropriateness to install a new wall sign at 29 South High Street for the Ohio Honor Project (PID: 222-000026 and 222-000123-00).

Applicant: The Ohio Honor Project c/o Susan Horvath

Ms. Chris Christian presented the staff report.

Moved by Mr. Iten, seconded by Mr. Thomas to approve ARB-44-2019. Upon roll call vote: Mr. Iten, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Hinson, yea; Mr. Strahler, yea; Mr. Maletz, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

**ARB-46-2019 Certificate of Appropriateness & Waiver
Certificate of Appropriateness to install a new wall sign at 29 South High Street for
VeloScience.**

Applicant: Geoff Clark

Mr. Chris Christian presented the staff report.

Moved by Mr. Hinson, seconded by Mr. Iten to approve ARB-46-2019. Upon roll call vote: Mr. Hinson, yea; Mr. Iten, yea; Mr. Thomas, yea; Mr. Brown, yea; Mr. Strahler, yea; Mr. Maletz, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

Moved by Mr. Hinson, seconded by Mr. Strahler, to adjourn the meeting. Upon roll call vote: Mr. Hinson, yea; Mr. Strahler, yea; Mr. Maletz, yea; Mr. Iten, yea; Mr. Brown, yea; Mr. Thomas, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

Meeting adjourned at 7:12 pm.

Submitted by Josie Taylor.

APPENDIX



Architectural Review Board Staff Report June 10, 2019

THE OHIO HONOR PROJECT—SIGNAGE CERTIFICATE OF APPROPRIATENESS

LOCATION: 29 South High Street
APPLICANT: The Ohio Honor Project c/o Susan Horvath
REQUEST: Certificate of Appropriateness
ZONING: Urban Center, Historic Center Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-44-2019

Review based on: Application materials received May 10, 2019.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow one wall sign to be installed at 29 South High Street for The Ohio Honor Project. The sign is proposed to be installed at one of the tenant space entrances along Locust Alley.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and Chapter 1169.

II. SITE DESCRIPTION & USE

The property is zoned Urban Center located within the Historic Center sub-district. Therefore, the city's sign code regulations apply to the site.

The Ohio Honor Project is located in the building that was previously occupied by Studio 605, which has since been converted into a multi-tenant space. This building will be occupied by four tenants: Hunter Capital, VeloScience, The Ohio Honor Project and Go Yoga. In April 2019, Hunter Capital received approval from the ARB for a wall sign on the Granville Street elevation.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design**

Appropriateness, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Per the city's sign code section 1169.14(a) each building or structure in the Historic Core sub-district shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. The applicant is proposing to install one wall sign with the following dimensions.

Wall Sign Board

- City sign code Chapter 1169.16(d) permits a maximum area of 30 square feet based on the building's frontage and allows one wall sign per business entrance and requires a minimum sign relief of one inch. The building has 43 +/- feet of frontage on Locust Alley. External illumination is allowed. The applicant proposes one wall sign with the following dimensions:
 - a. Size: 40"x 40" [meets code].
 - b. Area: 11.1 square feet [meets code].
 - c. Location: the sign is proposed to be installed next to the main tenant entrance along Locust Alley. [meets code].
 - d. Lighting: none provided [meets code].
 - e. Relief: one inch [meets code].
 - f. Colors: white and blue (total of 2) [meets code].
 - g. Lettering Height: 15.25" [meets code]
 - The sign will read "The Ohio Honor Project" and will have three stars.
 - The sign panel is made out of MDO which is a permitted sign material.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The wall sign is an appropriate sign-type for this tenant space.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The sign appears to be positioned in a suitable location and does not block any architectural features.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. It appears that this sign is scaled appropriately for this tenant space and is appropriately designed.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not Applicable

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - It does not appear that the sign will affect the original structure, if removed or altered in the future.

IV. RECOMMENDATION

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval. The proposed wall sign appears to be consistent with the architectural character of the site as well as the overall Village Center and is appropriate for this space.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motions would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-44-2019:

Move to approve Certificate of Appropriateness for application ARB-44-2019.

Approximate Site Location:



Source: Google Earth



**Architectural Review Board Staff Report
June 10, 2019**

**VELOSCIENCE—SIGNAGE
CERTIFICATE OF APPROPRIATENESS AND WAIVER**

LOCATION: 29 South High Street
APPLICANT: Geoff Clark
REQUEST: Certificate of Appropriateness
ZONING: Urban Center, Historic Center Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-46-2019

Review based on: Application materials received May 21, 2019.

Staff report prepared by Chris Christian, Planner.

VI. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and waiver to allow one wall sign to be installed at 29 South High Street for VeloScience. The sign is proposed to be installed at one of the tenant space entrances along High Street.

The applicant is requesting approval to relocate their existing wall sign from their tenant space at Market Square to this new location. On October 13, 2014, the Architectural Review Board approved this sign, with waivers to the number of colors and sign area. Waivers run with the property where they were approved therefore the applicant is seeking a waiver to allow six colors on a sign where city code permits a maximum of four. The waiver for the sign area is not necessary in this case as it is meeting code requirements at this location.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and Chapter 1169.

VII. SITE DESCRIPTION & USE

The property is zoned Urban Center located within the Historic Center sub-district. Therefore, the city's sign code regulations apply to the site.

VeloScience is located in the building that was previously occupied by Studio 605, which has since been converted into a multi-tenant space. This building will be occupied by four tenants: Hunter Capital, VeloScience, The Ohio Honor Project and Go Yoga. In April 2019, Hunter Capital received approval from the ARB for a wall sign on the Granville Street elevation.

VIII. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

8. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Per the city's sign code section 1169.14(a) each building or structure in the Historic Core sub-district shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. The applicant is proposing to install one wall sign with the following dimensions.

Wall Sign Board

- City sign code Chapter 1169.16(d) permits a maximum area of 30 square feet based on the building's frontage and allows one wall sign per business entrance and requires a minimum sign relief of one inch. External illumination is allowed. The applicant proposes one wall sign with the following dimensions:
 - h. Size: 156"x 24" [meets code].
 - i. Area: 26 square feet [meets code].
 - j. Location: the sign is proposed to be installed above the main tenant entrance along High Street. [meets code].
 - k. Lighting: existing downcast gooseneck lighting [meets code].
 - l. Relief: two inches [meets code].
 - m. Colors: navy blue, medium blue, red, black, yellow and green (total of 6) [does not meet code].
 - n. Lettering Height: 2.75" [meets code]
 - The sign will read "VeloScience Bike Works" and will feature the company logo
 - The sign panel is made out of HDU which is a permitted sign material.
9. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The wall sign is an appropriate sign-type for this tenant space.
 10. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The sign appears to be positioned in a suitable location and does not block any architectural features.

11. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. It appears that this sign is scaled appropriately for this tenant space and is appropriately designed.

12. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not Applicable

13. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable

14. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - It does not appear that the sign will affect the original structure, if removed or altered in the future.

B. Waiver Request

The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
3. *Be necessary for reasons of fairness due to unusual site specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant is requesting a waiver to the following code requirement.

A. Waiver to C.O. 1169.12 (f) to allow six colors on a sign where city code permits a maximum of four colors.

The following should be considered in the board's decision:

1. The sign is proposed to have blue, red, black, yellow, white, and green.
2. The ARB approved this sign with this waiver request in October 2014.
3. The business logo contains the majority of the colors. The logo consists of 6 different colors. The remainder of the sign is just two colors: blue and white.

4. The sign's color will substantially meet the intent of the standard that the applicant is attempting to seek a waiver from and fit within the City Goals. Although there are more colors than allowed, none of the proposed colors are jarring or overly bright. The sign's colors are appropriate for the area.
5. By increasing the number of background colors permitted while coordinating other elements such as sign size, fonts, letter coverage, sign borders, etc., more visual interest may be added to the site while still meeting the intent of the code.
6. It does not appear that the proposed sign color waiver would detrimentally affect the public health, safety or general welfare.

IX. RECOMMENDATION

Staff recommends approval of this application provided that the ARB finds that the proposal meets sufficient basis for approval. The proposed wall sign, with the previously approved waiver, is consistent with the architectural character of the existing site as well as the overall Village Center and is appropriate for this space.

X. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motions would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-46-2019:

Move to approve Certificate of Appropriateness for application ARB-46-2019.

Approximate Site Location:



Source: Google Earth